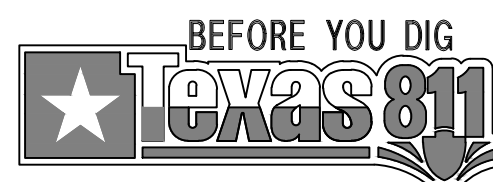
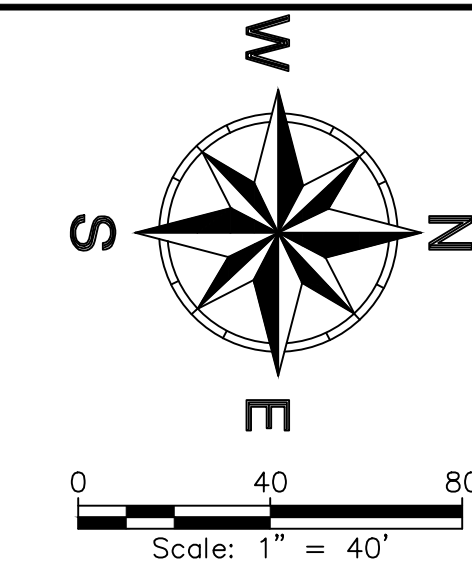


VICINITY MAP
NOT TO SCALE



*****NOTICES TO CONTRACTOR*****

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITIES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

ABBREVIATION LEGEND

PP Power Pole	IRF Iron Rod Found
GW Guy Wire	IRS Iron Rod Set
MH Manhole	CIRS Iron Rod Set w/ cap "WAI"
WV Water Valve	CIRF Iron Rod Found w/ cap
TP Telephone Pedestal	XCS "X" Cut in Concrete Set
WM Water Meter	XCF "X" Cut in Concrete Found
FH Fire Hydrant	PKS PK Nail Set
LP Light Pole	PKF PK Nail Found
IV Irrigation Valve	SS Sanitary Sewer
CO Clean Out	SW Storm Sewer
AC Air Conditioner	TF Transformer pad
TV Cable Box	GM Gas Meter
SB Signal Box	GMK Gas Marker
SP Signal Pole	TSN Traffic Sign
SN Sign	UCC Underground Cable Marker
CM Control Monument	EB Electric Box
	EM Electric Meter

GRADING NOTES:

1. RETAINING WALLS 18" AND TALLER MUST BE ROCK OR STONE FACED. SMOOTH FACE NOT ALLOWED.
2. WALLS 3' AND TALLER MUST BE ENGINEER DESIGNED AND REVIEWED.

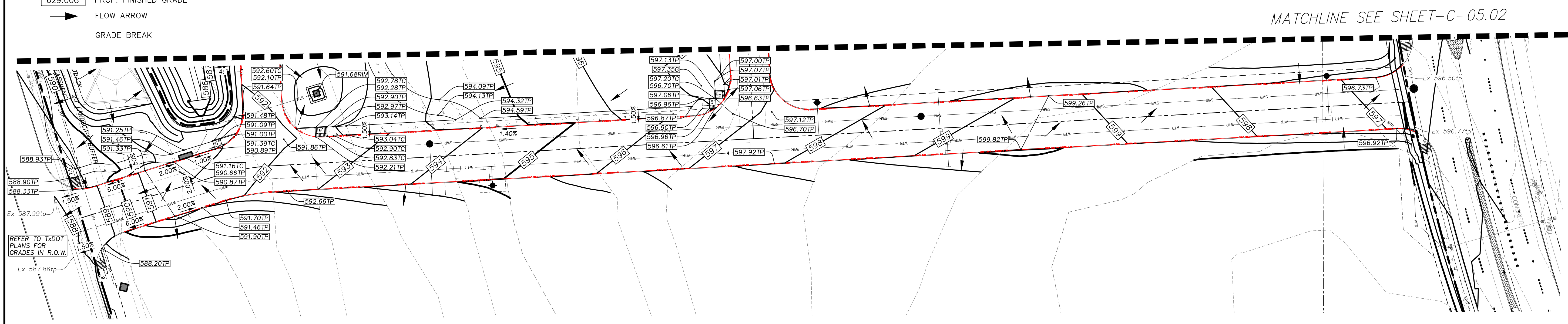
GRADING LEGEND

--- 629 ---	EXISTING CONTOURS
--- 629 ---	PROP. CONTOURS
629.50tc	Ex. Spot Grade
629.50TC	PROP. TOP OF CURB
629.00TP	PROP. TOP OF PAVEMENT
629.00G	PROP. FINISHED GRADE
→	FLOW ARROW
---	GRADE BREAK

AS-BUILT

THIS RECORD DRAWING IS COMPILATION OF A COPY OF THE SEALED ENGINEERING DRAWING FOR THIS PROJECT; MODIFIED BY ADDENDA, CHANGE ORDERS, AND INFORMATION FURNISHED BY THE CONTRACTOR. THE INFORMATION SHOWN ON THE RECORD DRAWINGS THAT WAS PROVIDED BY THE CONTRACTOR OR OTHERS NOT ASSOCIATED WITH THE DESIGN ENGINEER CANNOT BE VERIFIED FOR ACCURACY OR COMPLETENESS. THE ORIGINAL SEALED DRAWING ARE ON FILE AT THE OFFICES OF WINKELMANN AND ASSOCIATES, INC.

William R. Winkelmann 04-20-2026
WINKELMANN AND ASSOCIATES, INC. DATE



No.	DATE	REVISION	APPROVAL
5.			
4.			
3.			
2.			
1.			

Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS • SURVEYORS

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STATE OF TEXAS

WILLIAM R. WINKELMANN
120378

02-25-2025

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM R. WINKELMANN, P.E. # 120378

GRADING PLAN 3

I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

6-3406
IKEA @ ROCKWALL HEIGHTS

C-05.03